

**Summit**  
Real Estate Group

**FOUNDRY**  
COMMERCIAL

**BUILDING 300**

2425 INNOVATION LOOP | YOUNGSVILLE, NC 27596

**US1NORTH**  
COMMERCE CENTER

**CLASS A INDUSTRIAL SPACE FOR LEASE OR PURCHASE**

**± 266,604 SF AVAILABLE (DIVISIBLE)**



# BUILDING 300



**BUILDING 100**  
FULLY LEASED

**BUILDING 500**  
FULLY LEASED

**BUILDING 400**  
±147,714 SF AVAILABLE

**BUILDING 300**  
±266,604 SF AVAILABLE

**BUILDING 200**  
±42,213 SF AVAILABLE

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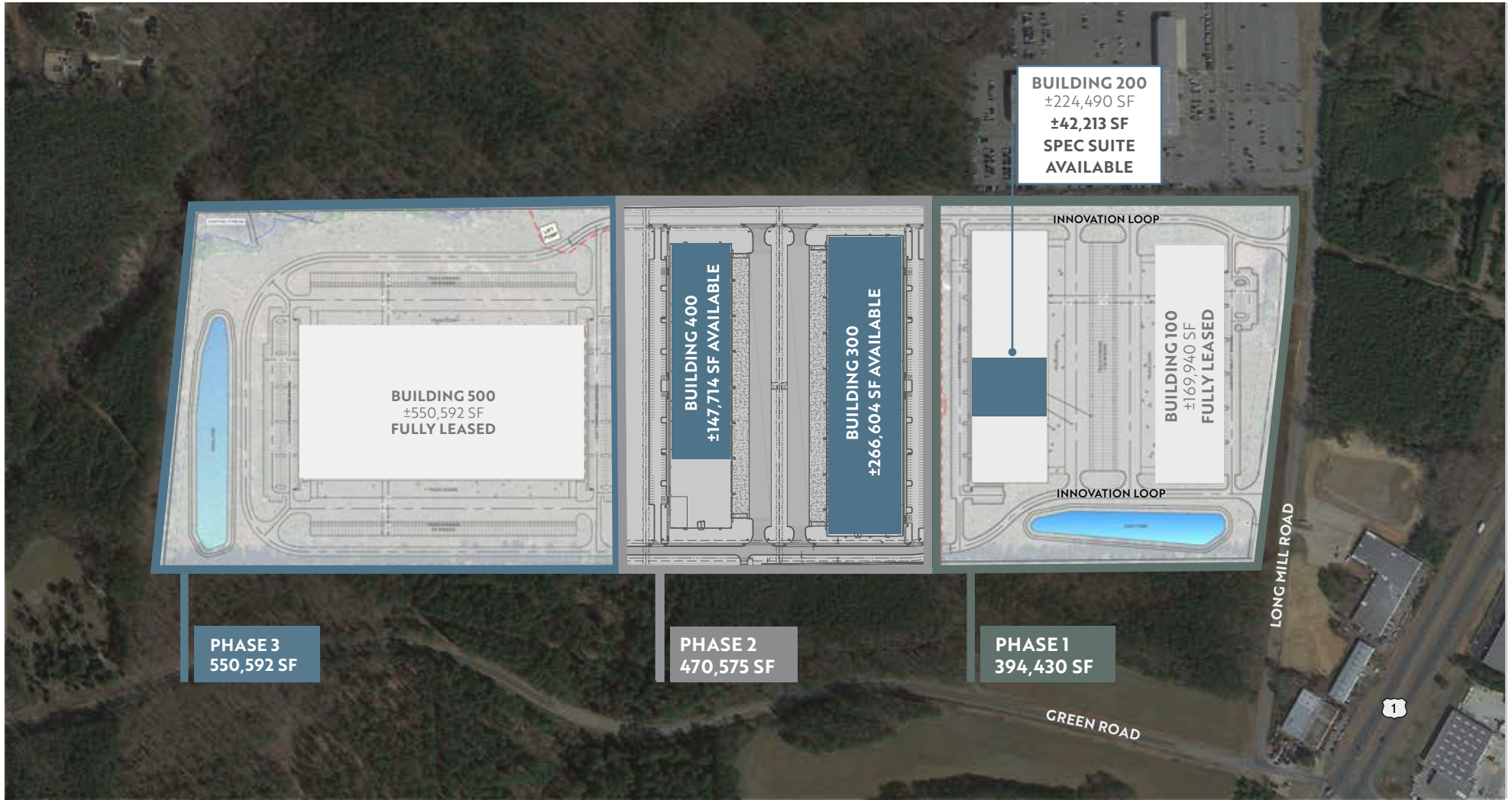
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[PROPERTY WEBSITE](#)



# BUILDING 300 SITE PLAN



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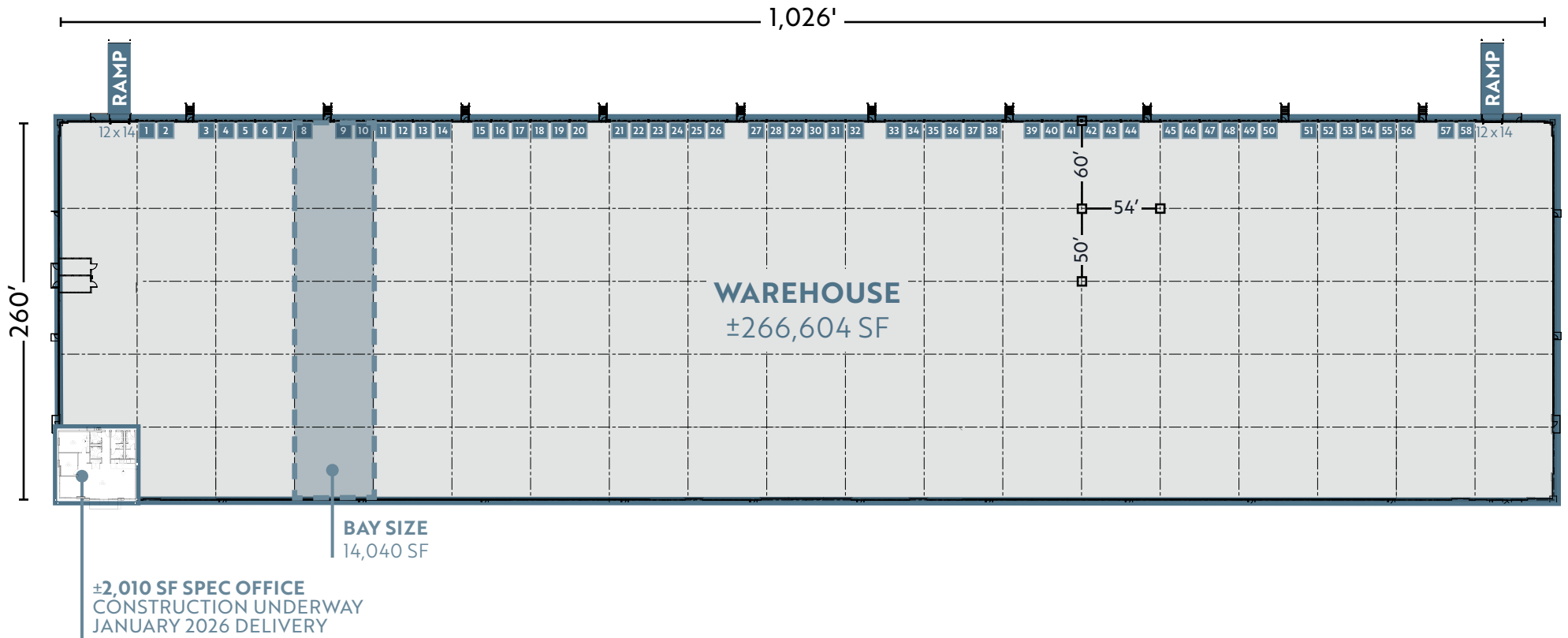
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# BUILDING 300 FLOOR PLAN

±266,604 SF AVAILABLE (DIVISIBLE)



## D DOCK DOOR

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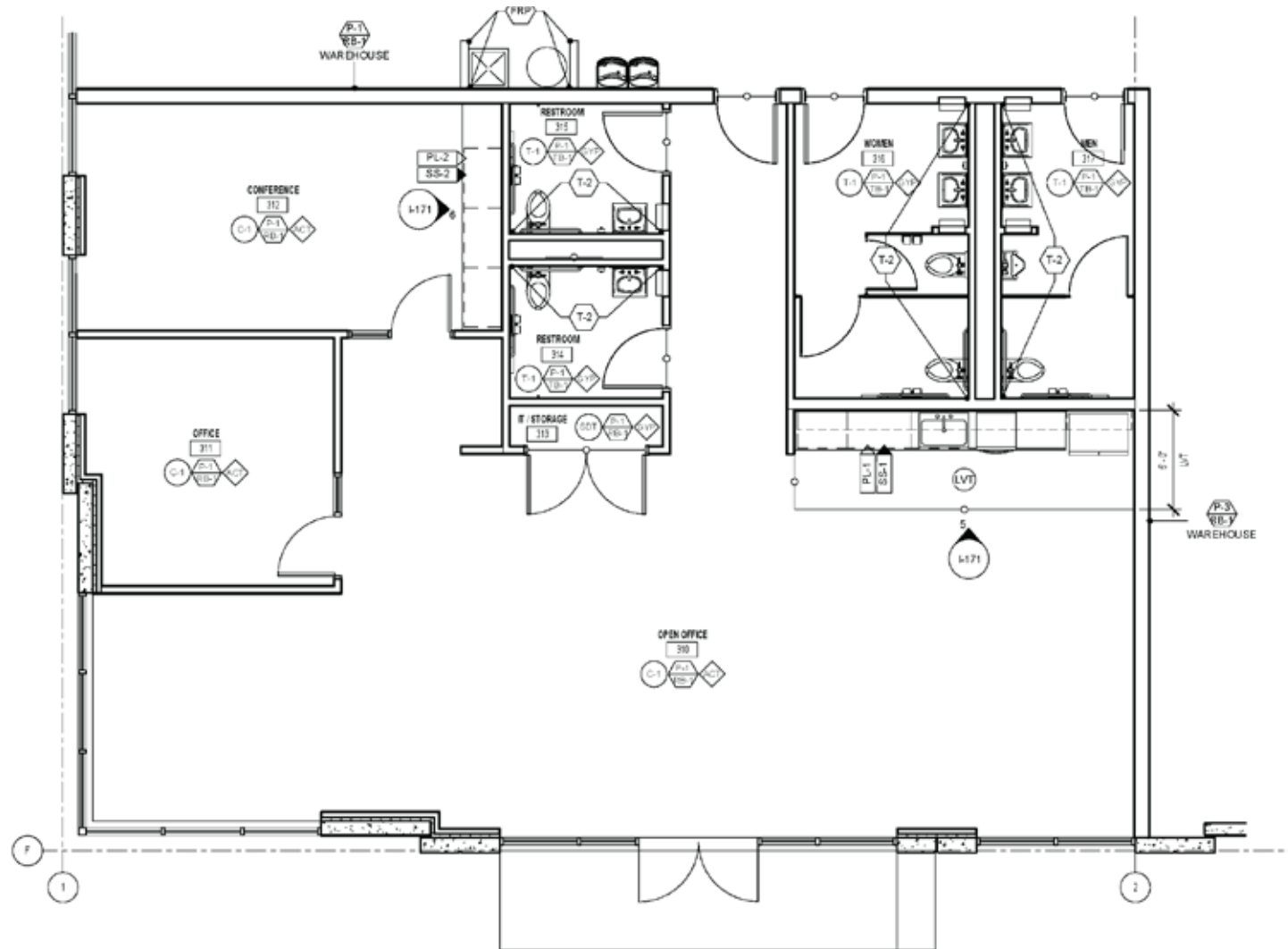


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# BUILDING 300

## FLOOR PLAN ±2,010 SF SPEC OFFICE



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# BUILDING 300

## FEATURES

BUILDING NAME	US-1 North Building 300	COLUMN SPACING	54'x50' with 60' speed bay
ADDRESS	Innovation Loop Youngsville, NC 27596	SPRINKLER SYSTEM/TYPE	ESFR with K-17 sprinkler heads
COUNTY	Franklin	LOADING	58 (9'x10') manual dock doors with bumpers 2 (12'x14') drive-in doors with operators
DATE AVAILABLE	Estimated June 2025	PAVED PARKING	180 (ability to add more)
LEASE RATE	Call for pricing	TRAILER PARKING/OUTSIDE STORAGE	72 trailer parks available
TICAM	TBD	TRUCK COURT DEPTH	135' expandable to 190'
NCPIN:	1843-63-0059	LIGHTING	LED per tenant spec
ZONING	General Business (GB) <a href="#">ZONING INFO</a>	ELECTRICAL CAPACITY	277/480 Volt 3-phase, 4-wire 2000 Amp Electrical Service with four (4) 400 amp/480 volt 3-phase tenant panels
NO. OF ACRES	±17.29 acres	ELECTRICAL PROVIDER	Duke Energy Progress
BUILDING DIMENSIONS	1,026' x 260'	NATURAL GAS SERVICE PROVIDER	Dominion Energy
PARK TOTAL SF	±1,342,000 SF	WATER AND SEWER PROVIDER	Franklin County Public Utilities
AVAILABLE SF	±266,604 SF (Divisible)	SEWER LINE	6"
OFFICE SF	±2,010 SF spec office, delivering in April 2026	WATER MAIN SIZE	3"
BAY SIZE	±14,040 SF	TELECOM PROVIDER	TBD
EXTERIOR WALL MATERIAL	Concrete tilt wall construction	HVAC	Heat for freeze protection (to 50°F) Roof top make-up air units for air circulation
ROOFING MATERIAL	45 mil white TPO with R-15 poly-iso insulation (R-25 above office areas)		
FLOOR THICKNESS	6", unreinforced over 4" GAB with 10 MIL vapor-barrier		
CEILING HEIGHT	32' after speed bay		

# LOCAL INCENTIVES

## REDUCED OPERATING COSTS

USI North Commerce Center has the lowest Class A gross rents in the Raleigh-Durham MSA, job-based incentives and good labor.

## LOWER REAL ESTATE TAXES

USI North Commerce Center is an Unincorporated Franklin County, a Tier 2 county which has lower real estate taxes when compared to other Class A options in incorporated areas of Wake County and Durham County.

REAL ESTATE TAX ADVANTAGE	Tax Rate Per \$100 Taxable Value	Taxable Value PSF	Real Estate Taxes PSF	Additional RE Taxes/Yr (100,000 SF Tenant)
Unincorporated Franklin County	0.6047	\$125.00	\$0.76	
Wake County + Average Municipal Rate	0.9368	\$125.00	\$1.17	\$41,513
Durham County + Average Municipal Rate	0.9506	\$125.00	\$1.19	\$43,238

## PRE-NEGOTIATED JOB-BASED INCENTIVES

USI North Commerce Center has pre-negotiated job-based incentives which can be passed through to job creating tenants (new jobs to Franklin County)

*Up to \$7,364.86 per new job to Franklin County paid out over two years*

### EXAMPLE JOB BASED INCENTIVES

PHASE II - JOB	TENANT SIZE	
	50,000 SF	100,000 SF
New Jobs Created	50	
Incentive Per Job	\$7,364.86	
Total Incentive (Paid out over 4 years)	\$368,243.17	\$7.36/SF \$3.68/SF
Annual Payout	\$92,060.79	\$1.84/SF \$0.92/SF

# AREA AMENITIES

**US1N1RTH**  
COMMERCE CENTER

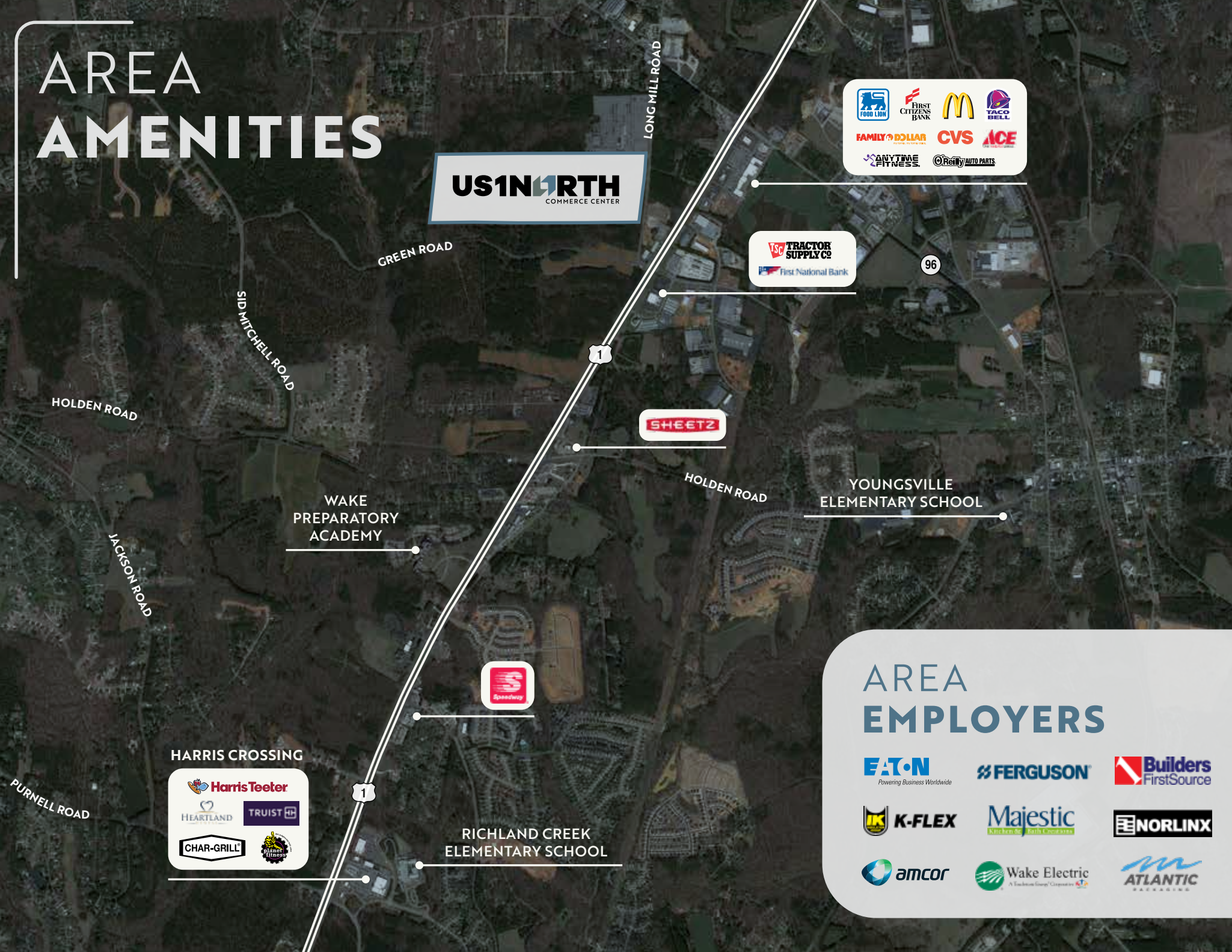


RICHLAND CREEK  
ELEMENTARY SCHOOL

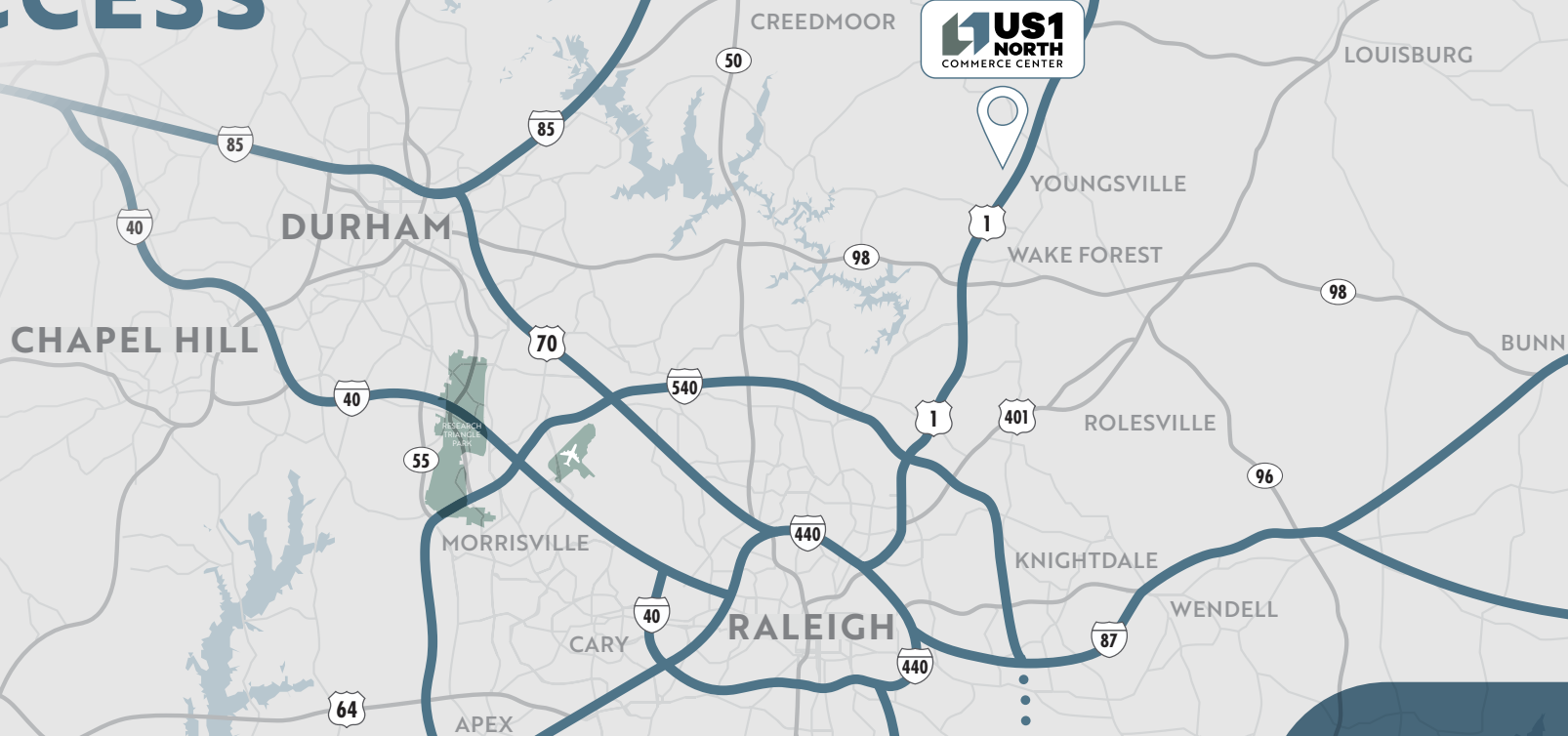
## AREA EMPLOYERS

WAKE  
PREPARATORY  
ACADEMY

YOUNGVILLE  
ELEMENTARY SCHOOL



# LOCATION & ACCESS



## FRANKLIN COUNTY GROWTH

Franklin County was ranked the second fastest-growing county in North Carolina between 2023 and 2024, posting a 3.5% annual population increase, according to the U.S. Census Bureau. This rapid growth continues to attract investors and industrial users seeking long-term opportunities along the US-1 corridor.

## INTERSTATES

Uninterrupted distribution to every major market in the United States

	Highway US 1	0.19 miles
	Interstate 540	12.5 miles
	Interstate 85	19.4 miles
	Interstate 87	22.0 miles
	Interstate 40	23.5 miles
	Interstate 95	39.0 miles

# AIRPORTS

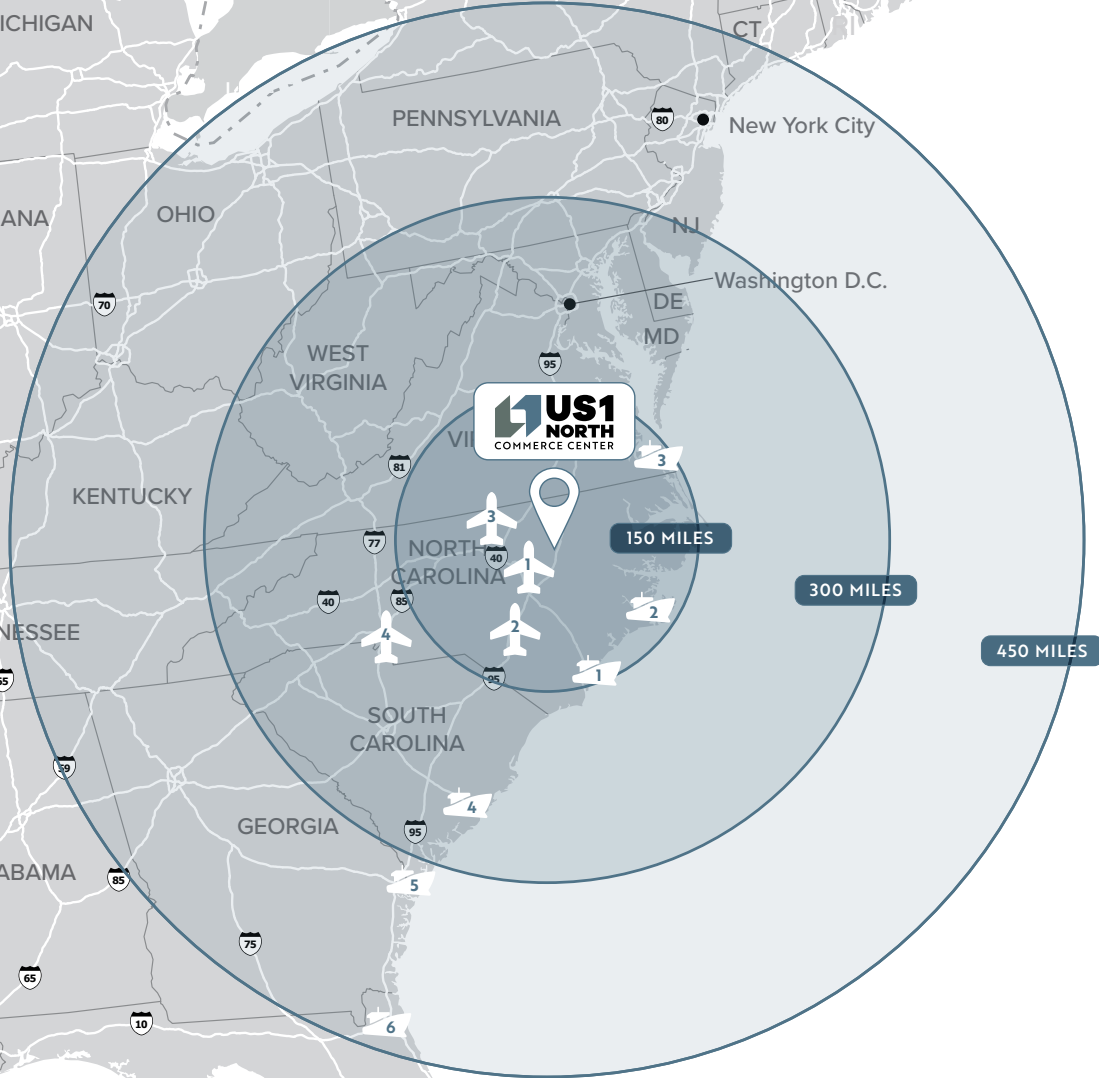


- 1 Raleigh-Durham International 27 miles
- 2 Fayetteville Regional 90 miles
- 3 Piedmont Triad International 94 miles
- 4 Charlotte Douglas International 174 miles

# SEAPORTS



- 1 Wilmington, NC 150 miles
- 2 Morehead City, NC 161 miles
- 3 Norfolk, VA 165 miles
- 4 Charleston, SC 301 miles
- 5 Savannah, GA 344 miles
- 6 Jacksonville, FL 475 miles



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